



259 Scotter Road, Scunthorpe, DN15 7EH

£289,950

An immaculately presented three bedroom detached family home on a really great plot that is ready to move straight into and in a really convenient location perfect for families.

To the ground floor you have an entrance hall, lounge, an additional sitting room with a log burner and doors onto the kitchen diner and sun room with access and views over the rear garden. To the first floor you have two fantastic size double bedrooms and a well proportioned single and a modern family bathroom.

Outside is a lovely well maintained private rear garden with turf and seating areas, there is a pergola, outside bar, car port and detached garage and plenty off road parking on the block paved driveway. Available for viewings now please call the office to book your appointment!

Entrance



Bedroom one 12'3" x 11'9" (3.74 x 3.59)



Lounge 13'4" x 11'8" (4.08 x 3.58)



Bedroom two 13'4" x 11'9" (4.08 x 3.59)



Reception room 12'3" x 11'8" (3.74 x 3.58)



Bedroom three 8'7" x 7'1" (2.62 x 2.16)



Kitchen diner 18'2" x 17'11" (5.55 x 5.47)



Sun room 11'11" x 7'5" (3.64 x 2.27)

Downstairs shower room

Downstairs W.C.

Landing

Family bathroom 6'10" x 6'5" (2.09 x 1.97)



Bar 13'10" x 10'5" (4.24 x 3.20)



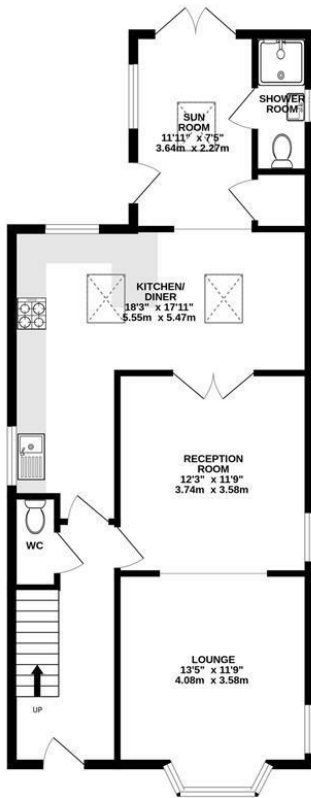
Garage 23'4" x 14'2" (7.13 x 4.34)

Outside

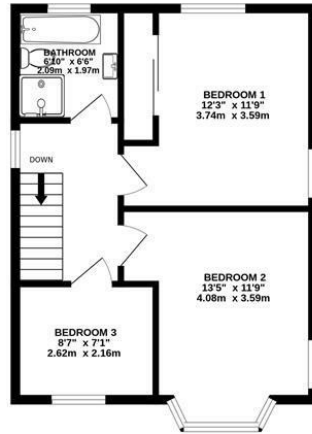


Floor Plan

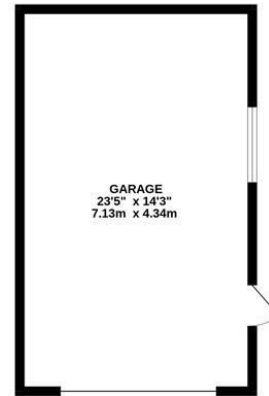
GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



OUT BUILDINGS
479 sq.ft. (44.5 sq.m.) approx.

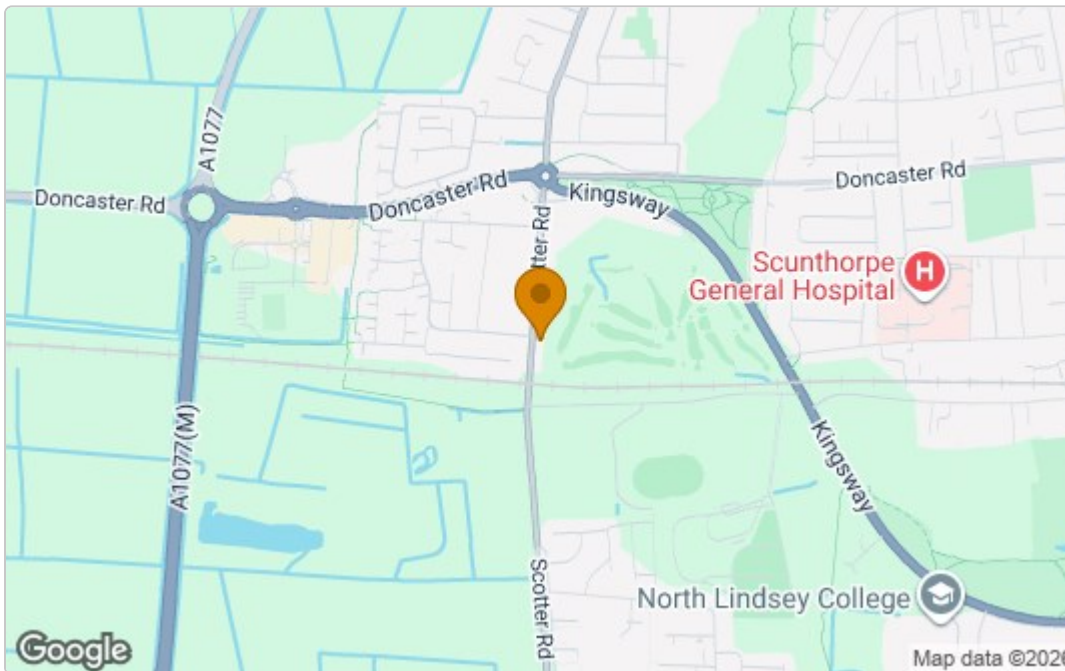


TOTAL FLOOR AREA: 1661 sq.ft. (154.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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